

STATEMENT OF POLICY

The Forest Ridge Maintenance Association, Inc., a Kentucky non-profit corporation (hereafter , the Association) by and through it's Board of Directors, as owner of the common properties, is administering the common properties and all use thereof; and, because the Association is further specifically empowered and directed to make such provisions for maintenance and improvement and to adopt such rules and regulations for the use of said common properties and to take such action as necessary to preserve the harmonious exterior appearance of all common property, lots and residences in the community, and restrict uses not in the membership's best interests to permit.

Now, in consideration of the foregoing, the Board of Directors does hereby reiterate or promulgate the following:

COMMON PROPERTY

The common property includes the main driveway, lateral driveways to lot lines, and/or land between the driveways and lot boundaries.

1. The common property is for the use of all owners and any changes or additions to this property are not allowed.
2. All trees and shrubs on common property are also the property of the Association and may not be altered.
3. All drainage easements are to be maintained by the lot owner and may not be fenced or otherwise altered from the natural condition without written approval by the Association and the Urban County Engineer.
4. No portions of the common land can be sold, rented or otherwise set aside for the exclusive use of any member, thereby hindering or encroaching upon the lawful rights of other members to use them.
5. Owners will be held responsible for actions of guests and family members.
6. Owners are required to incorporate the Rules and Regulations in their tenants' leases by reference, and furnish tenant with a copy; and, to provide the Association with the names of their tenants, with the Association having the clear right to contact the tenants directly on matters of the community.
7. Placement and format of For Sale signs and all other signs placed on common property must receive approval of the Board. All signs shall be no larger than 2 feet by 3 feet, and with location on common property designated by the Board. Real Estate For Sale or For Rents signs may be placed on common property. Signs must be maintained in good condition.

8. Mailboxes shall be of the design approved for use by the United States Postal Authorities and the Association.
9. Anything placed on the bulletin board must be signed by the owner who places it there.

APPEARANCE OF UNITS AND LOTS

Each individual unit and lot is the responsibility of the owner of the lot, but is governed by the Amended Deed of Restrictions for each unit and these Rules and Regulations as authorized by the Covenants and Restrictions.

1. No lot size or shape shall be altered without the written approval of the Association.
2. Roofing shall be of an approved neutral color with no white, red, blue or green colors being submitted.
3. No poured concrete or block shall be permitted on the exterior of any improvement(s) to be erected on the premises unless the poured concrete is stained or painted with a color approved by the Association or the blocks have a stucco finish in a color approved by the Association.
4. The exterior color of the dwelling unit shall be uniform and be determined by the Association and provided for by the owners.
5. No fences or exterior improvements shall be permitted without the prior consent of the Association concerning the type, location, color and durability thereof and, thereafter, no changes shall be permitted without the prior written consent of the Association.
6. All wire, cable, conduit, pipe and like connections between the source of supply and each dwelling structure for all utilities must be constructed and maintained underground, unless otherwise approved by the Association.
7. No tent, shack, barn, house trailer, tool shed or other structure shall be permitted on the property and house trailers, motor homes, mobile homes, boats or campers shall not be permitted unless within an enclosed garage. Trucks larger than $\frac{3}{4}$ ton shall be permitted only during construction or repair or improvements.
8. In the event the owner of any lot fails to keep and maintain the lot in good condition, free of trash or weeds, the Association shall have the right to clean, mow and maintain the said lot and charge the owner.
9. Outside clothes lines, vegetable gardens in the front or side yards, short-wave or 'ham' radio, television and short wave towers are prohibited. Installation of TV Satellite dishes may be allowed with review and approval by the Board of Directors prior to installation.

10. No holding tanks of any sort will be permitted on the premises visible from adjoining property.
11. No animal, livestock, and/or poultry of any kind shall be raised, bred or kept upon any lot except household pets.
12. Signs will be no larger than 2 feet by 3 feet located on private property. Format and size of all signs must receive prior approval of the Board of Directors.

PETS

1. Dogs, cats and/or household pets may be kept and maintained upon owner lots if, and only if, they are not kept, bred or maintained for any commercial purpose.
2. Lexington Fayette County Urban Government rules as to pets apply on common property. Any tie-out of a pet on private property shall not extend beyond the pet owner's property.
3. Pet owners must promptly clean after pets' droppings on common property and owner's and others' private property.

NOISE

1. Lexington Fayette County Urban Government rules shall apply to noise relative to volume and length of time.

PARKING

1. Parking on the main drive and laterals is not allowed for other than loading and/or unloading or by service vehicles.

ASSOCIATION FEES

1. As per FRMA's Covenants and Restrictions, Forest Ridge Members are required to pay their dues in advance. Unless other arrangements have been made with the Board of Directors, each owner will be expected to pay \$100 per month (\$80 for dues and \$20 towards insurance) by the first day of the month.
2. Forest Ridge Members who have not paid their dues as of the last day of the month will be assessed up to 12% per annum late fee and a \$25 per month late fee.

6/4/06; revised 1/10; rev 1/11; retyped 4/11, no changes; revised 6/12